

Delegated Report

Householder Planning Application

Planning Application No: 20251027

Location: 31A Coutts Avenue Shorne Gravesend Kent

Description: Erection of a two storey side and rear extension, construction of a first floor front extension, erection of two pitched roof dormers in the front elevation, enlargement of rear pitched roof dormer, incorporation of detached garage to the main dwelling and conversion of garage into a habitable room.

Applicant: Mr Philip Parfett

Site Visit Date: 28.10.2025

Submitted Documents/Plans

- Application Form
- Site Location Map
- Proposed Block Plan
- Drawing No: 01/002 REV E (Proposed Elevations/Floor Plans)
- Drawing No: 01/001 REV E (Existing Elevations/Floor Plans)

Relevant Planning History

Reference	Description	Outcome	Decision Date
19980224	Erection of detached dwelling and detached garage in substitution of that previously permitted under planning permission ref no. GR/91/3.	Permitted	27.05.1998
19950684	Application for the approval of the landscaping scheme, removal of trees and tile sample as required by conditions (iv) (v) and (vi) of planning permission reference number GR/91/3.	Approval of details	09.01.1996
19910003	Erection of a detached chalet bungalow with a detached garage at the rear.	Permitted	22.02.1991

Development Plan

Gravesham Local Plan Core Strategy (September 2014):

- CS01 – Sustainable Development
- CS02 – Scale & Distribution of Development
- CS11 - Transport
- CS12 – Green Infrastructure
- CS18 – Climate Change
- CS19 – Development & Design Principles

Saved Policies in the Gravesham Local Plan First Review (November 1994):

- P3 – Vehicle Parking Standards

Paragraph 34 of the NPPF (2024) sets out those policies within adopted local plans should be reviewed to assess whether they need updating at least once every five years, and should then be updated as necessary. Such reviews are also a legal requirement as set out in Regulation 10A of the Town and Country Planning (Local Planning) England Regulations 2012.

The Council undertook such a review in September 2019 and The review found that the adopted Local Plan Core Strategy is in need of a partial review in terms of Policy CS02 due to the increased need for housing since the Local Plan Core Strategy was adopted and the need to ensure a sufficient land supply exists to meet this need. Whilst saved policies from the Local Plan 1st Review (1994) general conform with the National Planning Policy Framework (2024), the Council will also seek to replace these.

Other material considerations

National Planning Policy Framework (2024)

- Section 2 – Achieving sustainable development
- Section 12 – Achieving Well-Designed Places

Supplementary Planning Guidance

- SPG2 - Residential Layout Guidelines (2020)
- SPG 4 - KCC Parking Standards (2006)
- SPD4 - Householder Extensions/Alterations Design Guide (2021)
- Design for Gravesham – Design Code (2024)
- Technical Housing Standards – Nationally Described Space Standard (2015)
- Gravesham Landscape Character Assessment (2009)

Consultations, Publicity and Representations

Local Ward Councillors

No comments received.

Shorne Parish Council

The Parish Council has no objection in principle to the proposal subject to there not being any valid and significant objections from neighbours.

The property is presently a 3-bedroom house on a relatively small plot located on the turning circle at the far end of Coutts Avenue. The proposals will make it a 4-bedroom house and include loss of the garage at the rear as well as the side driveway access. Remaining on-site parking appears sufficient but a parking plan would be helpful to confirm this. The bathroom windows on the south side should have permanently obscured glazing and only be openable above 2m from the adjacent floor surface. The northern side extension goes nearly right up to the boundary which could make maintenance difficult.

Neighbouring properties

The application was advertised by way of site notice and letters to 5 surrounding properties. The consultation period expired on 21.11.2025 and 1 representation was received.

The main points raised were:

- Loss of natural light to two habitable rooms
- Soffits / Gutter board and Guttering appear that they may overhang into property

The proposal as submitted does not include a certificate b notice nor do the plans appear to show any overhang as a result of development. The proposal shows development within the applicant's own

boundary. Any issues relating to subsequent overhanging into neighbouring boundaries would be a civil matter for which independent legal advice should be sought.

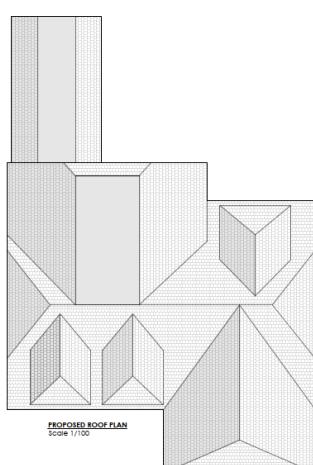
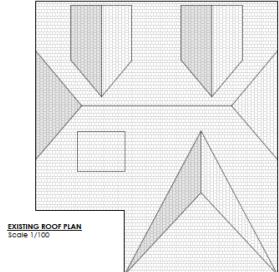
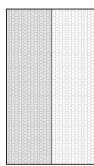
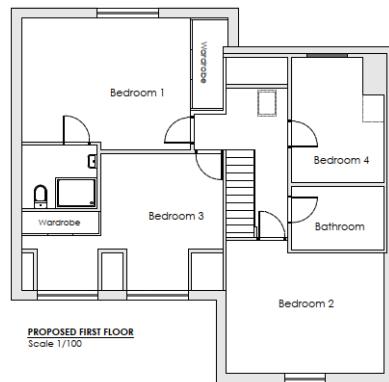
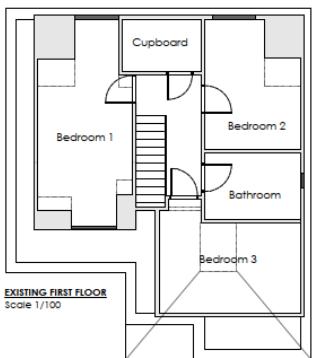
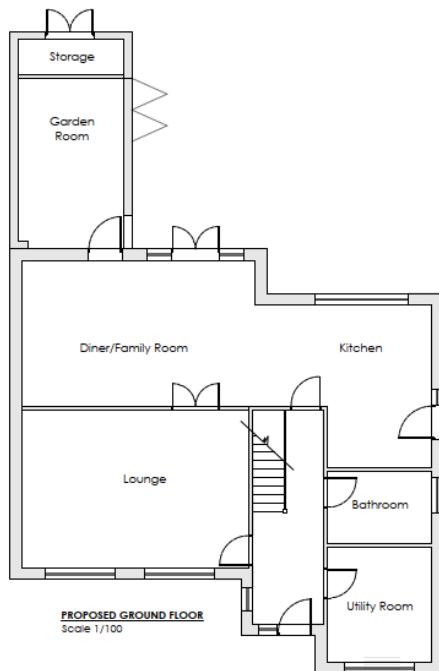
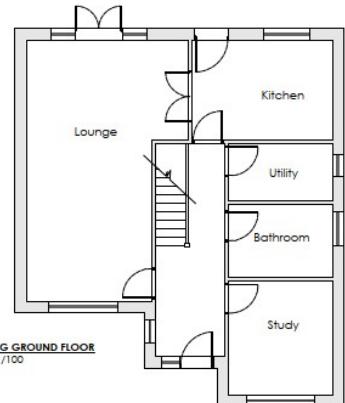
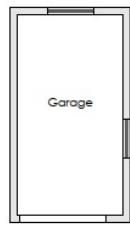
Analysis

Proposal

The proposal seeks a number of alterations to the dwelling which comprise:

Erection of a two storey side and rear extension, construction of a first floor front extension, erection of two pitched roof dormers in the front elevation, enlargement of rear pitched roof dormer, incorporation of detached garage to the main dwelling and conversion of garage into a habitable room.





Background

The application site was constructed in the late 1990's under reference 19980224. As part of the permission the below conditions were imposed:



2. The area shown on the submitted layout plan as car parking spaces shall be used only for the parking of a private motor car (or cars) or for uses ordinarily incidental to the enjoyment of the occupiers of the domestic dwelling hereby permitted and no development, whether or not permitted by the Town and Country Planning (General Permitted Development) Order 1995, shall be carried out on the site in such a manner or in such a position as to preclude vehicular access into the reserved car parking spaces.

5. Notwithstanding the provisions of Article 3 of and Schedule 2 to the Town and Country Planning (General Permitted Development) Order 1995 no extensions to the dwelling hereby permitted shall be carried out without the prior express consent of the District Planning Authority.

Character and Appearance

The application site is a detached chalet bungalow located at the turning point of Coutts Avenue. The dwelling is lower than the highway level which reduces its prominence.

The proposal seeks to erect a first floor front gable extension which will see the existing roof height of the front projection raised so to allow the existing first floor bedroom to be served by a window and not a small roof light only. This alteration is not considered to be significant and will provide an improved outlook for the occupant of the bedroom. Coutts Avenue consists of a mixture of single storey properties, chalets and two storey properties.

The second element seeks the erection of a two storey side extension. Extensions are generally required to demonstrate subservience by implementing a set down and set back from the ridge and principle elevation. The proposed extension will not have this. Whilst this is generally a requirement of the Council's adopted SPD, it is important to assess each application on its own merits. In this instance it is acknowledged that the property is a chalet bungalow with limited head height in the roof in which case a set down may hinder internal roof height. There is also an element of flexibility when the property is detached, and within a wider street scene of differently designed properties.

Furthermore the bungalow is of a lower profile due to it being a chalet and it is a detached dwelling which is located on a plot which is set below the main highway. It is considered that the proposed extension to the side would not harm the character and appearance of the streetscene which is characterised by a mix of properties of varying styles and designs.



The proposed two storey rear extension will not be visible from a public vantage point therefore it will have no impact on the streetscene. Whilst the Council generally does not encourage nor support flat roofs at first floor level it is noted that there are examples of similar development within the vicinity.



The proposal also seeks to connect the existing dwelling with the detached garage to allow for the creation of a garden room, this element of the proposal is considered acceptable and will see modest addition to connect both the main dwelling and detached garage and a removal of the pitched roof of the garage with a flat roof with hipped roof forms either side.

The enlargement of the dormers will be modest and will not harm the appearance of the dwelling or the wider area which has dormers of varying sizes and styles inserted into differing roof forms.

It is important to balance the proposal against the existing developments and planning history in Coutts Avenue in which case it is considered that the proposed development is compliant with the requirements of CS19 Local Plan Core Strategy 2014.

Amenity of Future Occupiers

The proposed bedrooms will be served by adequate light and outlook and will have sufficient privacy to maintain occupier amenity, the rooms will also comply with the nationally describe space standard.

The proposal will see an increase to the number of bedrooms which will mean that the garden area should have a minimum of 100sqm of resultant garden space. Post development the resultant garden space will equate to some 90sqm which is below the preferred standard. However on balance it is considered that a refusal on this basis would not be defensible at appeal. Therefore the proposal is acceptable in this regard.

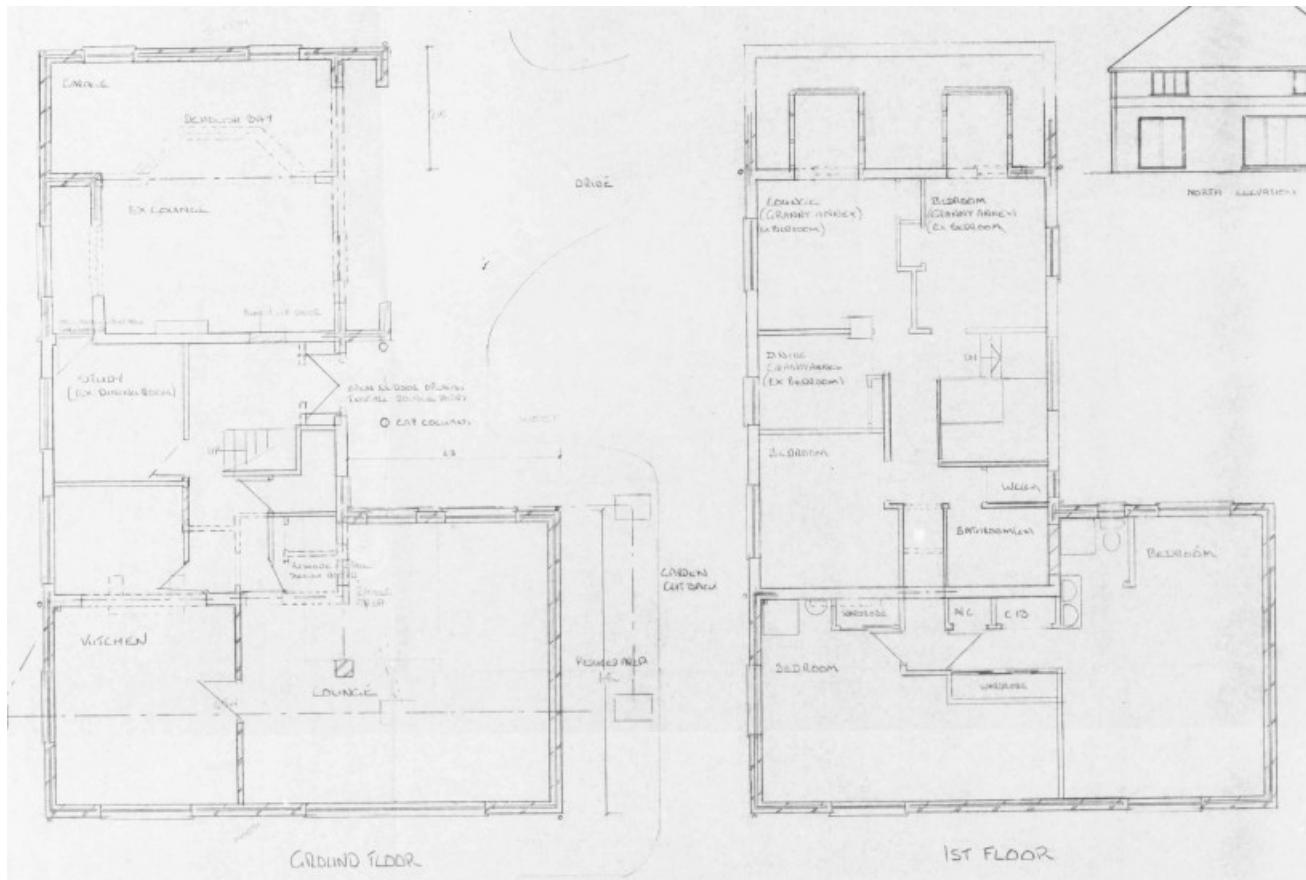
The proposal is compliant with SPG2 Residential Layout Guidance 2020 and Policy CS19 of the Local Plan Core Strategy 2014.

Neighbouring Amenity

The proposed development is located between No. 31 and 32 Coutts Avenue. An objection was received relating to the loss of light which will be assessed for both adjacent properties.

Firstly in relation to 31 Coutts Avenue, the below plans show the originally permitted plans under reference 19890671 for "*Erection of two storey extn on the north & west elevation to form lounge and kitchen with two bedrooms and en-suite shower room/wc over & single storey extn on south elevation incorporating two dormer windows in the southern roof slope to form an enlarged double garage.*"

As can be seen from the below plans, the windows in the flank elevation facing towards No.31A serve a garage at ground floor level and a bedroom and lounge window at first floor level, serving an annexe.



It is important to note that these are secondary windows. Furthermore, due to the siting of the application property and distance to No.31 Coutts Avenue, it is considered that there would not be any detrimental impact on light and outlook levels enjoyed by No.31. There are also some mature trees located on the boundary shared by No.s 31 and 31A which would result in some existing shading and assist with privacy. In terms of privacy there are no windows proposed in the flank elevation of No.31A which would harm privacy currently enjoyed by the occupants of No.31.



The development would not impact No.32 due to the distance between the dwellings. The fenestrations in the ground floor flank elevation of No.31A would be screened by the existing structure which is situated on the boundary of No32 therefore there are no concerns relating to a loss of privacy to the occupants of No.32.

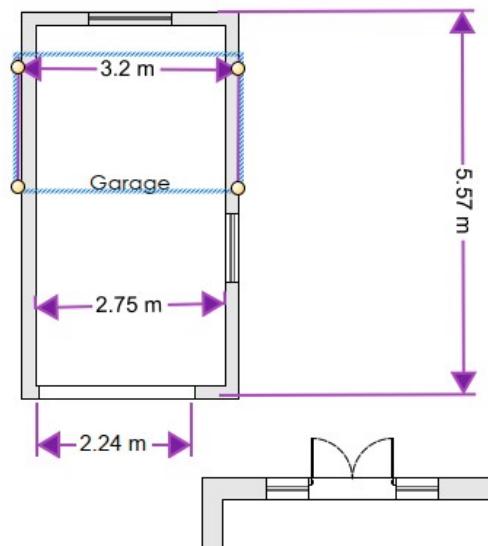


In order to further safeguard neighbouring privacy a condition will be imposed which will prohibit any alterations to the fenestrations as permitted under this application.

The proposal is compliant with SPG2 Residential Layout Guidance 2020.

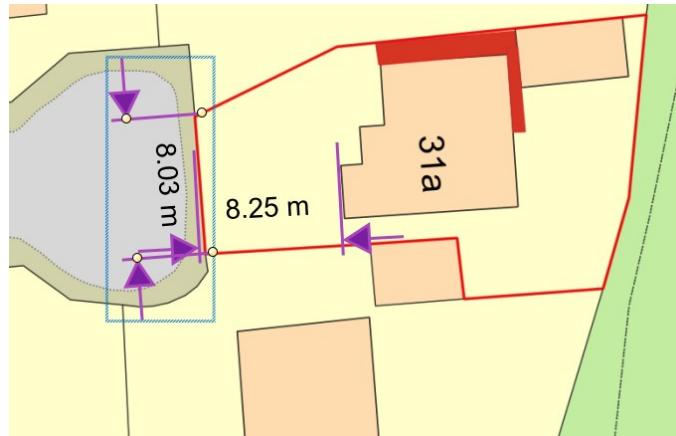
Parking and Highways

Under the adopted standards in SPG 4 - KCC Parking Standards (2006) a parking space should be 5m deep x 2.5m wide, and a preferred garage space for a single car should be 5.5m x 3.6m. The garage internally is a minimum of 5.5m by 2.75m. Therefore the existing garage space would not be fit for purpose necessarily to accommodate a modern day car and would therefore not probably be used other than for domestic storage.





The existing driveway has sufficient space to accommodate off road parking to meet the requirements of the development.



The proposal development is considered to comply with the requirements of SPG4 KCC Parking Standards 2006.

Any Other Material Planning Considerations

Impact on the landscape - In addition to being inset from the Green Belt, the application site is located within the Higham Arable Farmlands Character Area, as set out in the Council's Landscape Character Assessment document.

Policy CS12 of the Gravesham's Local Plan Core Strategy LPCS (2014) seeks to protect the Green infrastructure within the Borough and states at 5.7.26 that the overall landscape character and valued landscapes will be conserved, restored and enhanced.

It is considered that this development would not be detrimental to the Higham Arable Farmlands Character Area, as the property is located in a small settlement and development would not impact on the wider rural landscape.

Conclusion & Recommendation

On balance the proposed development is recommended for permission subject to conditions.

(For detailed conditions and informatics, see draft Decision)

Case Officer:	Mrs Sharon Sahota	Team Leader:	Mrs Faye Walsh
Signed:		Signed:	
Dated:	08.12.2025	Dated:	09 December 2025